



STIBBARD
PROPERTY



30 High Street, Marlborough, Wiltshire, SN8 1LW

A conveniently placed three storey Grade II listed retail unit in the middle of Marlborough High Street which benefits from numerous period features. The ground floor has a total sales area of 703 sq ft with further WC and kitchen facilities and a small garden to the rear.

Marlborough High Street benefits from significant footfall and high levels of passing traffic and is situated within easy reach of the M4 & A303 via the A346 and the A4338.

- Services: Mains water, electricity and drainage.
- Rateable value: £22,250 (c.£925 pcm rates payable).
- FRI lease, building in need of some refurbishment.
- Total area of 1,597 sq ft or 453 sq ft ITZA.
- Incentives available.
- To let: Offers in excess of **£20,000 pa** exclusive.
- Prime position opposite W H Smiths.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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